



LANTERN COMMONS



PINETREE
COMMERCIAL REALTY, LLC



CALDERA
DEVELOPMENT, INC.

Town of
Westfield
Indiana 1834
Old Town Charm, New City Style

CONCEPT SUBMITTAL
SEPTEMBER 10, 2007

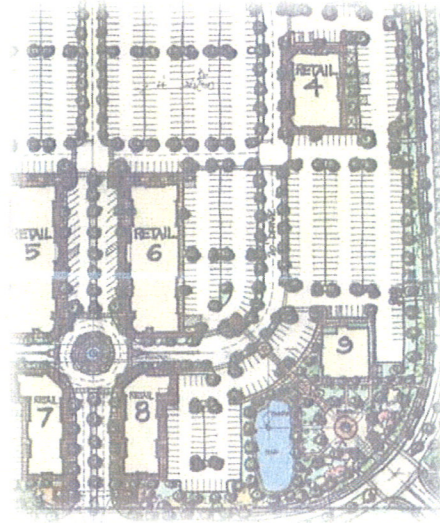
GreenbergFarrow



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Pine Tree Commercial Realty, LLC has the opportunity to propose a unique interactive shopping center development on approximately 60 acres of land located at the northeast corner of U.S. 31 and 161st Street in Westfield, IN, Hamilton County. This project lends itself the ability to incorporate mixed retail uses that include national anchor and mid-size retail tenants combined with restaurants, small shops and outlots. Pedestrian scale amenities, natural elements and streetscape design features shall be incorporated into this development creating scenic views and active usable spaces. The following concepts are provided for consideration:



PROPOSED DEVELOPMENT

The current site plan includes three (3) national anchors totaling over 250,000 square feet of gross floor area. The balance of the site includes mid-size retail tenants, restaurants, small shops and outlots totaling over 160,000 square feet integrated around pedestrian walkways, roundabouts, focal landscape features that include amenities, such as fountains, gazebos, pedestrian bridges, that all create scenic view points and accompany the proposed architecture design in a campus style shopping center, known as Lantern Commons.

PROPOSED ARCHITECTURE

Buildings shall consider pedestrian scale design and include features within the facades that balance brick, masonry, & EIFS with accents, by interspacing design elements, complementary colors and architectural components that provide natural "Architectural Breaks" in the overall design of the buildings.

PROPOSED ACCESS & ROADWAY IMPROVEMENTS

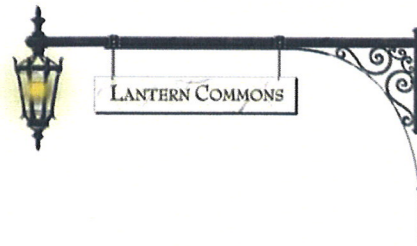
As part of the development of this site, roadway improvements may include the addition of landscape medians within Union and 161st Street, as well as the main entrances serving the site. Landscape roundabouts are proposed at the intersection of Union Street and 161st Street to soften pavement massing and provide an attractable, manageable and safer vehicular traffic flow pattern. Roundabouts are extended and incorporated into the design of the shopping center as well. Controlled access is provided from Union Street with the use of signalization. Other access points are controlled from Union Street with the use of stop signs. All access points onto Union Street are landscaped and designed as entry features to the site. A limited access point from 161st Street provides direct egress to U.S. 31 for shopping customers.

TOWN INITIATIVES

The Town of Westfield's Thoroughfare Master Plan identifies a frontage road at the general location of the site planned to connect 161st Street to 169th Street. The current site plan allocates right-of-way for the design of the frontage road, extending from Union Street along the northern edge of the site. The site is located in an Economic Development Area that is designed to promote new business, employment and sales tax base growth for the Town of Westfield.



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PROPOSED SANITARY UTILTIY IMPROVEMENTS

The sanitary sewer plan with this development shall allow the Town of Westfield to disconnect from the Town of Carmel. A new lift station shall be proposed and located at the southeast corner of the site so that The Town of Westfield may be the sole sanitary service provider for the community.

PLANNED U.S. 31 IMPROVEMENTS

The Department of Transportation for the State of Indiana (INDOT) has announced their plan to propose an interchange at U.S. 31 & 161st Street. The proposed interchange is projected to be built in 2014. The proposed commercial and retail use is a compatible land use for this type of transportation improvement. Access and proximity to the interchange shall also create a demand for additional retail and commercial developments in the Town of Westfield.

PROPOSED BUFFERS & LANDSCAPING

Landscaping shall be proposed throughout the site to provide adequate buffers from adjoining properties, distribute pavement massing, and strategically be placed around or near points of interest including entry, fountain, monument, & pedestrian features. The open channel stream course, bridges, and gazebos shall encourage pedestrian interaction along this scenic corridor.

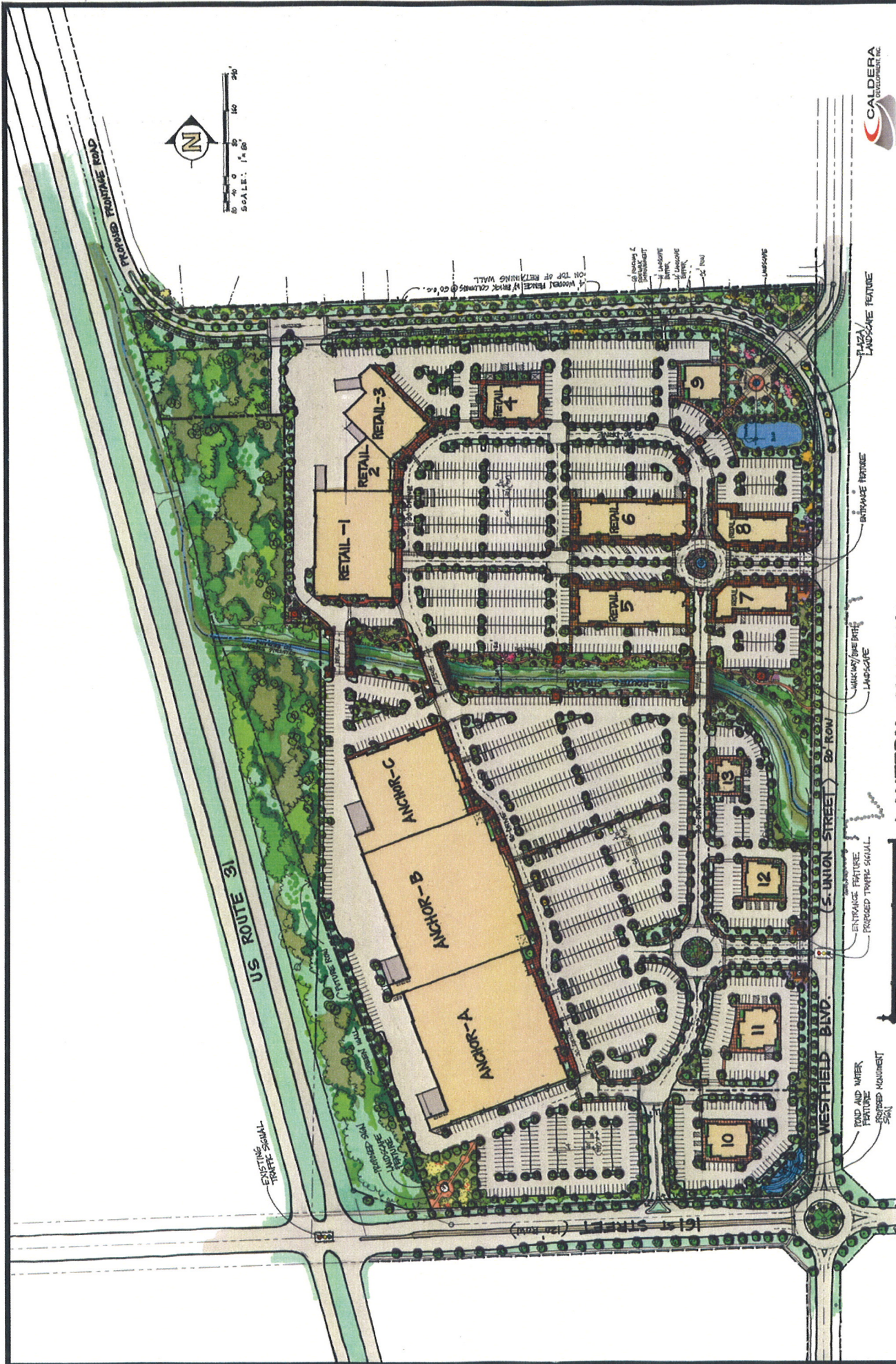
PROPOSED SIGHT LIGHTING

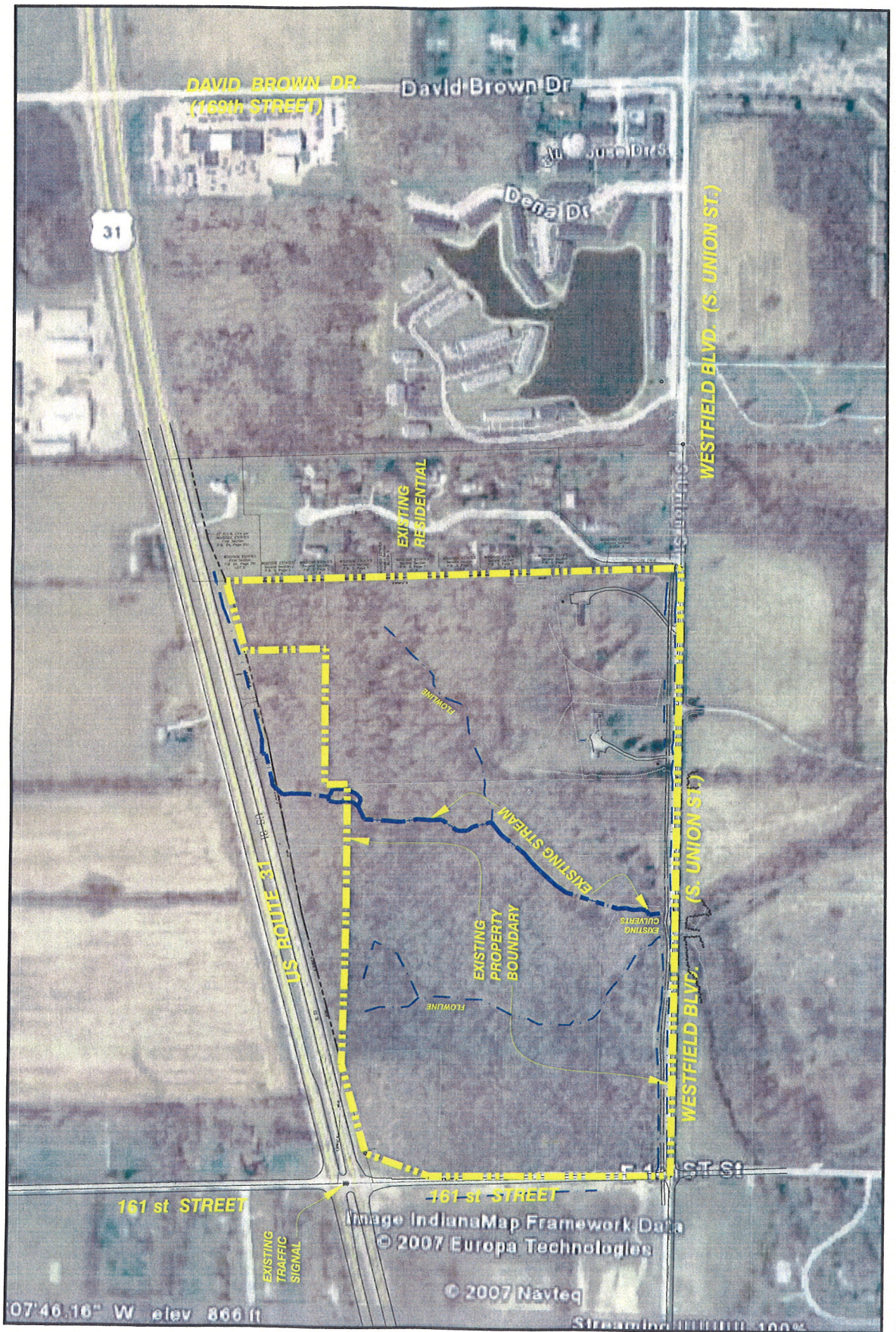
Sight lighting shall be incorporated into the architectural theme of the development. Parking lot, pathways, and street lighting shall be balanced and integrated with one another while coordinating human scale, lighting intensity and design.

PROPOSED AMENITIES

Amenities shall be located in areas where pedestrian activity is anticipated. The use of gazebos, fountains, benches, planters, public art, bridges, & monuments shall be inviting and connected with the use of pathways, trails and sidewalks.

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3455 Salt Creek Lane, Suite 100
Arlington Heights, Illinois 60005
847 788 9200 f. 847 788 9536



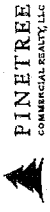




SCALE: 1" = 50'

SITE INFORMATION

SITE AREA	258.10 AC
BUILDING AREA	
ANCHOR - A	100,000 SF
ANCHOR - B	104,000 SF
ANCHOR - C	50,900 SF
TOTAL ANCHOR	254,900 SF
RETAIL - 1	45,000 SF
RETAIL - 2	10,500 SF
RETAIL - 3	20,500 SF
RETAIL - 4	10,000 SF
RETAIL - 5	20,000 SF
RETAIL - 6	20,000 SF
RETAIL - 7	10,000 SF
RETAIL - 8	10,000 SF
RETAIL - 9	7,000 SF
TOTAL RETAIL	153,000 SF
TOTAL RETAIL BUILDING AREA	407,900 SF
OUTLOT - 1 (11.70 AC)	7,000 SF
OUTLOT - 2 (1.73 AC)	7,000 SF
OUTLOT - 3 (2.13 AC)	5,000 SF
RESTAURANT - 10	3,000 SF
RESTAURANT - 11	22,000 SF
RESTAURANT - 12	429,900 SF
RESTAURANT - 13	
TOTAL RESTAURANT BUILDING AREA	
GROSS TOTAL BUILDING AREA	
PARKING PROVIDED	
ANCHOR A-C	1,129 SP
RETAIL 1-9	917 SP
TOTAL RETAIL PARKING	2,046 SP
OUTLOT 1-3	292 SP
OVERALL TOTAL PARKING	2,338 SP
RETAIL PARKING RATIO	5/1000 GFA
OVERALL PARKING RATIO	5.4/1000 GFA



PROPOSED FRONTAGE ROAD

US ROUTE 31

EXISTING TRUCK SIGNAL

ANCHOR - C
50,900 SF

ANCHOR - B
104,000 SF

ANCHOR - A
100,000 SF

RETAIL - 1
45,000 SF

RETAIL - 2
10,500 SF

RETAIL - 3
20,500 SF

RETAIL - 4
10,000 SF

RETAIL - 5
20,000 SF

RETAIL - 6
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TOTAL RESTAURANT BUILDING AREA

GROSS TOTAL BUILDING AREA

PARKING PROVIDED

ANCHOR A-C

RETAIL 1-9

TOTAL RETAIL PARKING

OUTLOT 1-3

OVERALL TOTAL PARKING

RETAIL PARKING RATIO

OVERALL PARKING RATIO

**LANTERN COMMONS
WESTFIELD, IN.
(NEC) US RT 31 & 161 ST STREET**

CONCEPT SITE PLAN
DATE: 09/10/17

Greentree Farm
3465 Ball Creek Rd., Suite 100
Avonington Heights, Illinois 60005
1-817-785-2008 | 312-785-9536



LANDSCAPE FEATURE

LANDSCAPE FEATURE

LANDSCAPE FEATURE

LANDSCAPE FEATURE

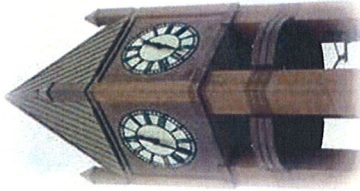
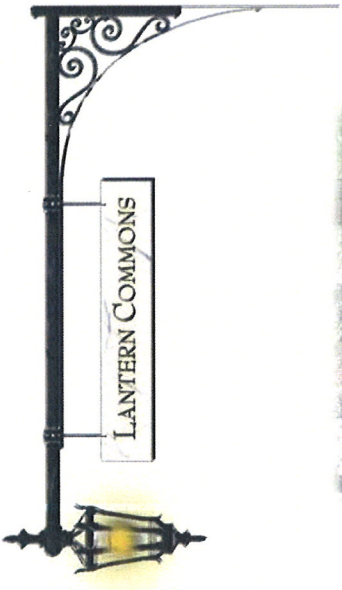
LANDSCAPE FEATURE

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SITE AMENITIES

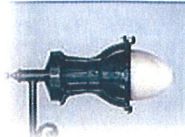
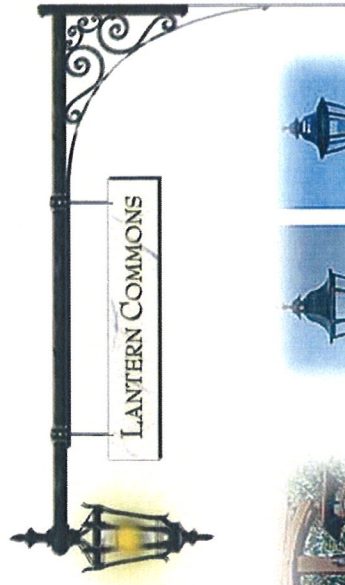
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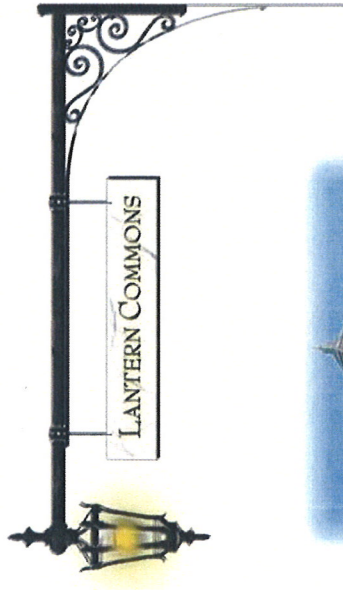


SITE LIGHTING

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SIGNAGE

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View of the Entrance Feature



View of the Front Monumental Sign



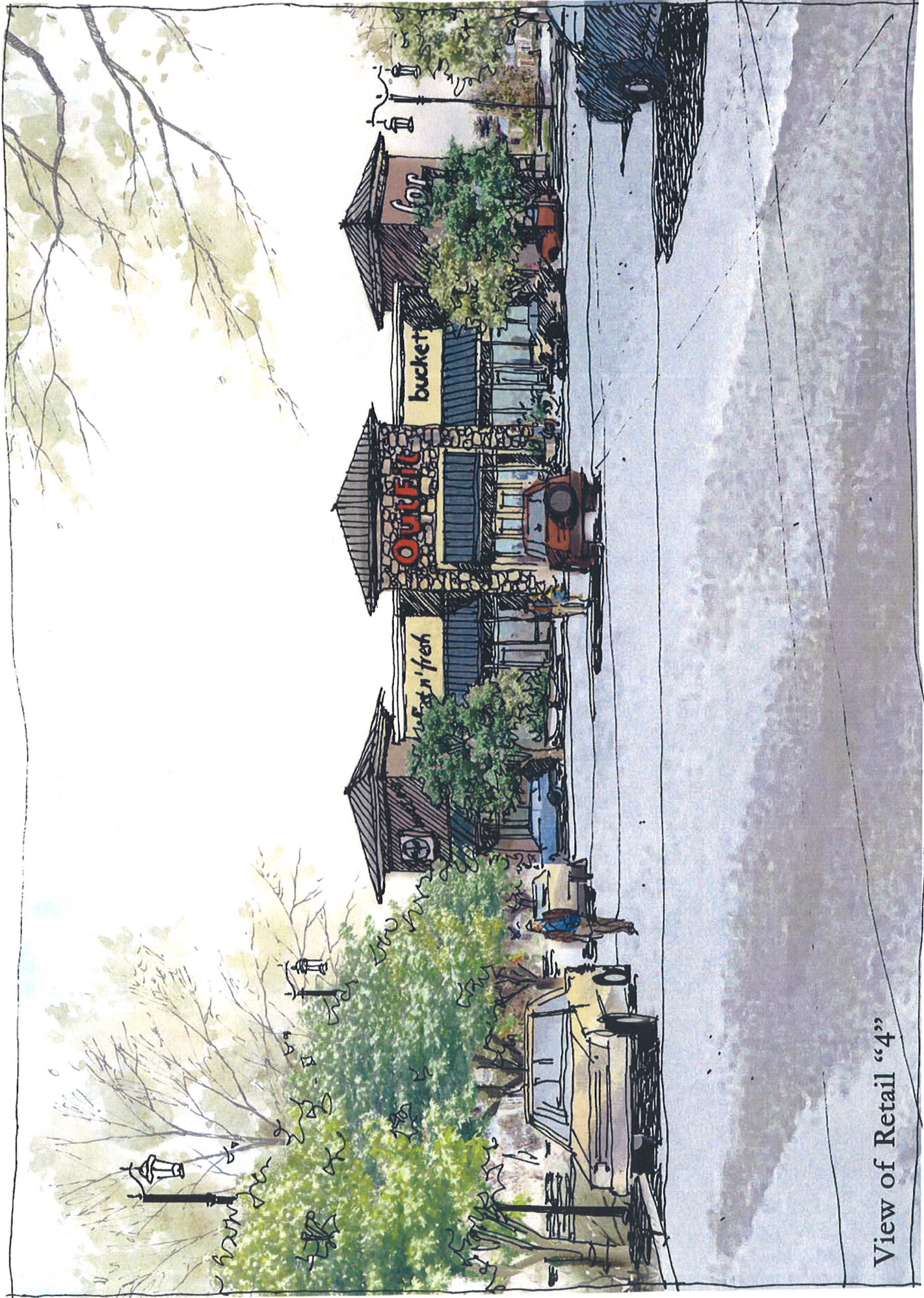
Street view of the gazebo and bridge



View of Retail "5"



View from Anchor "C" toward Retail "I"



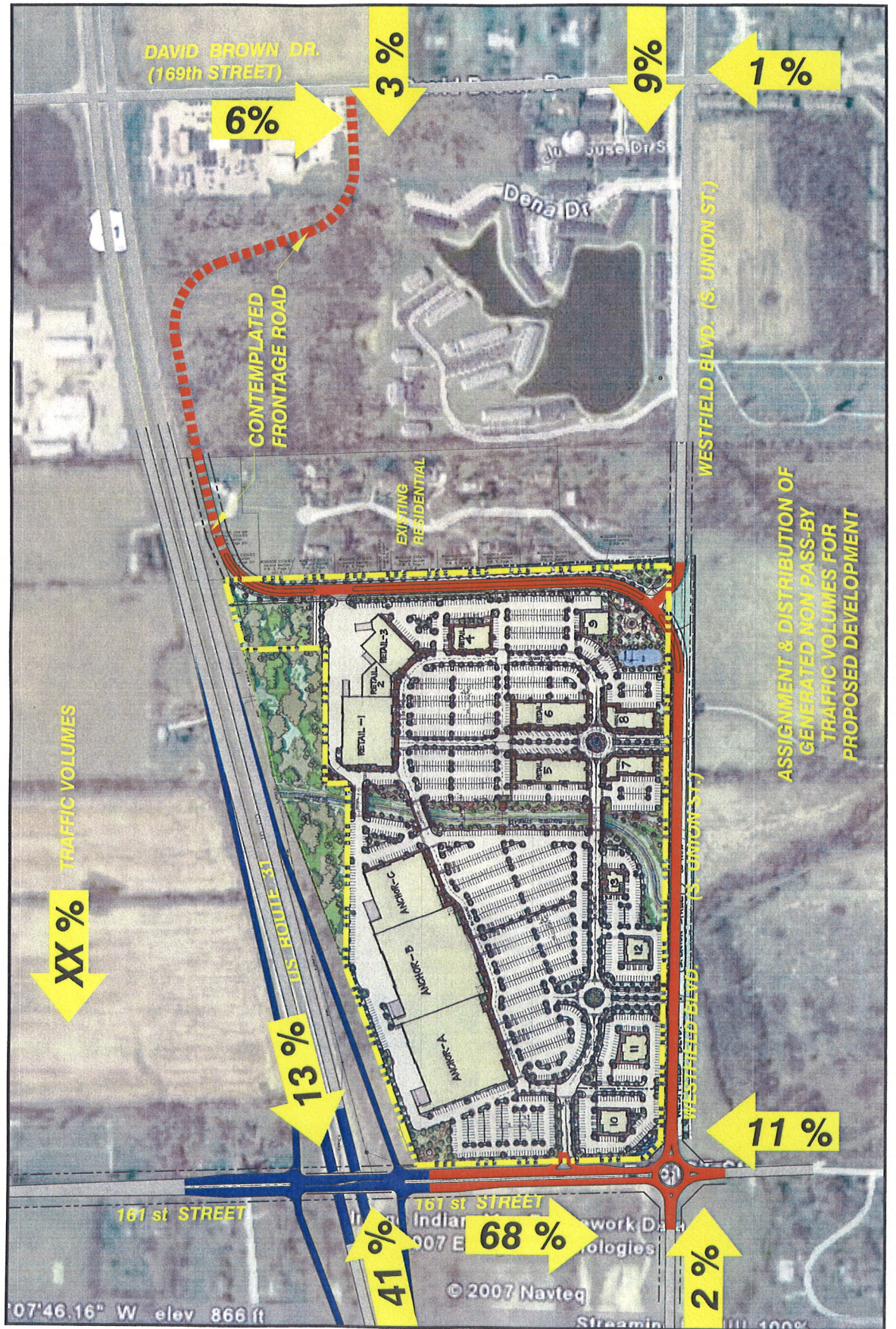
View of Retail "4"



View of the Fountain and Pond Feature



View of the clock tower





LEGEND

- = AREA OF OVERLAY
- = AREA OF WIDENING
- = APPROXIMATE SITE EXTENTS



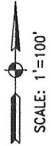
FIGURE 9
CONCEPTUAL CONFIGURATION FOR PROPOSED ACCESS DRIVE ALONG 161ST STREET (SUBJECT TO RIGHT-OF-WAY AVAILABILITY)

NOTES:

CONCEPTUAL DRAWING - NOT TO BE USED FOR DESIGN
 ACTUAL DESIGN MAY DIFFER DUE TO RIGHT-OF-WAY CONSTRAINTS AND COMPLIANCE WITH DESIGN VEHICLE TURNING TEMPLATES
 ALL PROPOSED ROADWAY IMPROVEMENTS WILL ACCOMMODATE THE FULL BUILD-OUT OF THE PROPOSED SITE AS ANALYZED IN THIS TRAFFIC STUDY

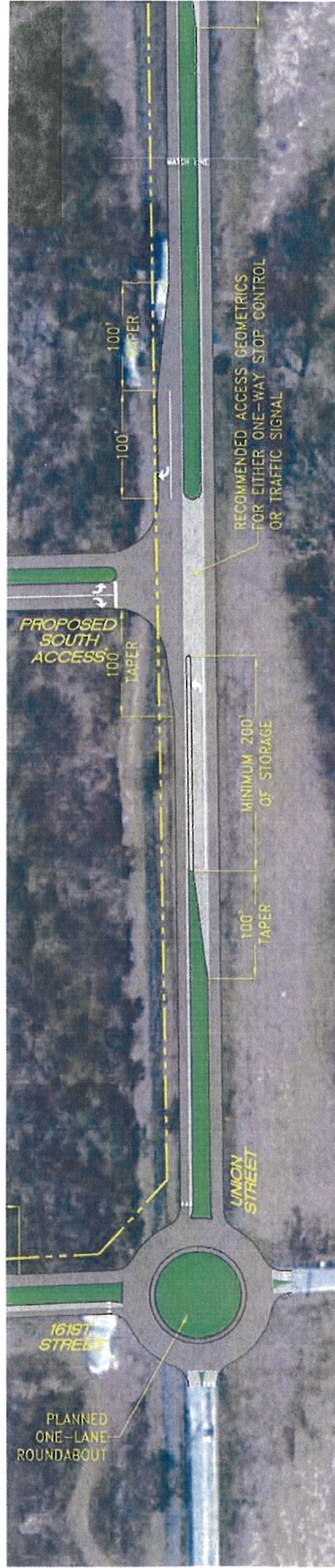
A ONE LANE ROUNDABOUT IS CURRENTLY PLANNED FOR THE INTERSECTION OF 161ST STREET AND UNION STREET. THE ACTUAL ROUNDABOUT DIMENSIONS, SUCH AS THE OUTSIDE DIAMETER, MAY DIFFER FROM THE CONCEPTUAL DRAWING SHOWN

**PINE TREE REALTY
 161ST STREET & U.S. 31
 WESTFIELD, INDIANA**



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FIGURE 10
CONCEPTUAL CONFIGURATION FOR PROPOSED ACCESS DRIVES ALONG UNION STREET (SUBJECT TO RIGHT-OF-WAY AVAILABILITY)

PINE TREE REALTY
161ST STREET & U.S. 31
WESTFIELD, INDIANA



Photo examples of similar projects of scale, detail and design, which illustrate the detail and care proposed for Lantern Commons





